

## HOUSING NOW

Ottawa<sup>1</sup>

Canada Mortgage and Housing Corporation

Date Released: May 2008

## New Home Market

## Strong Start of the Spring Season for Ottawa's New Home Market

The new home market in the Ottawa Census Metropolitan Area experienced a significant increase in total housing starts, rising from 490 units in April 2007 to 813 a year later. Year-to-date starts are now up by

almost 46 per cent over the total for the first four months of 2007.

After a long and cold winter season, the month of April brought to Ottawa renewed vitality with strong numbers for residential construction. The single-detached housing segment showed a healthy and resilient performance with 276 new starts, representing 34 per cent of total starts and virtually matching last year's number for the same month.

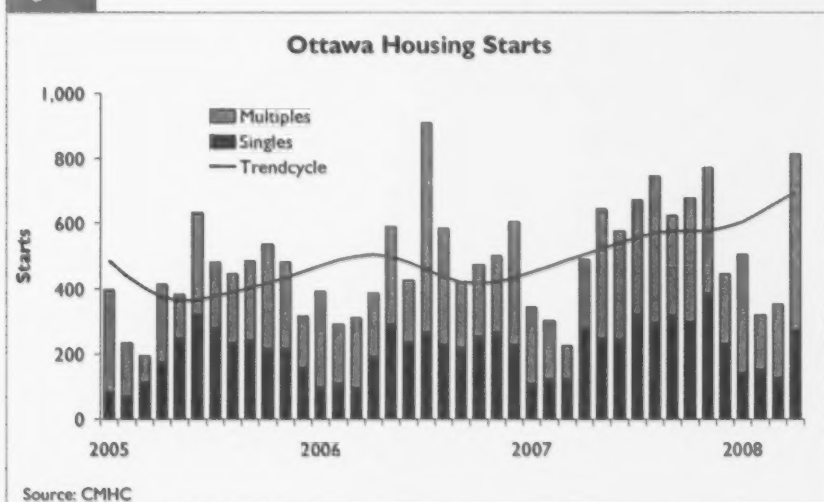
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Figure 1



<sup>1</sup> Ontario part of Ottawa-Gatineau CMA

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HOME TO CANADIANS

Despite the recent closure of Dell Canada call centre, consumer confidence, as measured by increasing domestic demand, remains stable. One of the reasons behind this confidence is the strength of the public sector in Ottawa, which keeps providing the Capital City's economy with strong support.

Even though townhome construction increased by a very healthy 35 per cent, apartment starts were the main source of growth in new housing activity. New construction activity was strongest in townhomes and condominium dwellings, with 204 and 184 new units and accounting for 25 and 22 per cent of total housing

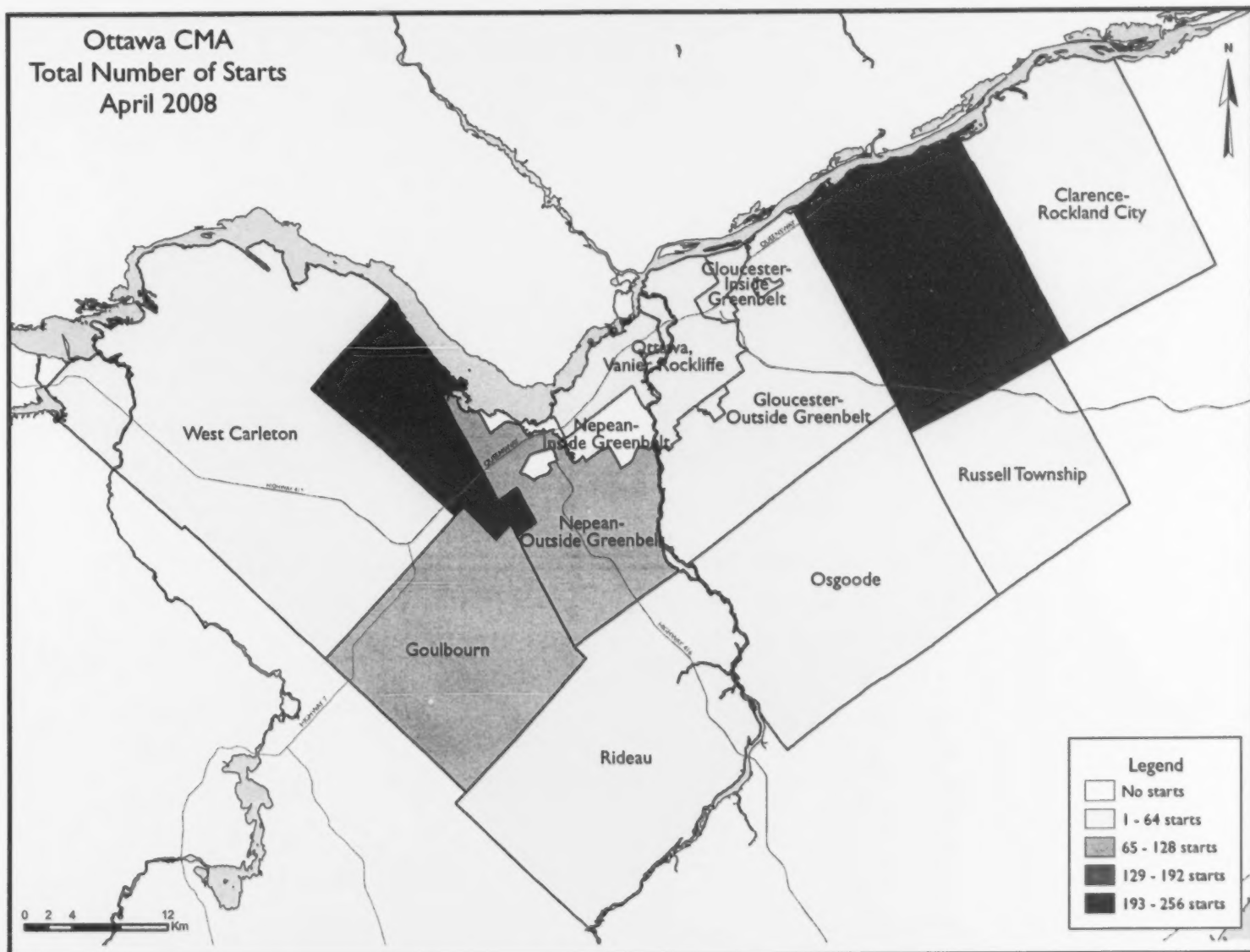
activity for April 2008, respectively. In relative terms, nonetheless, last month's activity is consistent with the current trend favoring the more affordable townhomes and condominium apartments as house prices continue to rise.

The most significant increase was registered in Cumberland with 256 starts, of which 57 per cent were condominium apartments. This remarkable increase was followed by Kanata, where activity was mainly due to a new 133 unit rental apartment building. Percentage wise, the Old City of Ottawa showed the biggest increase of 280 per cent, mainly due

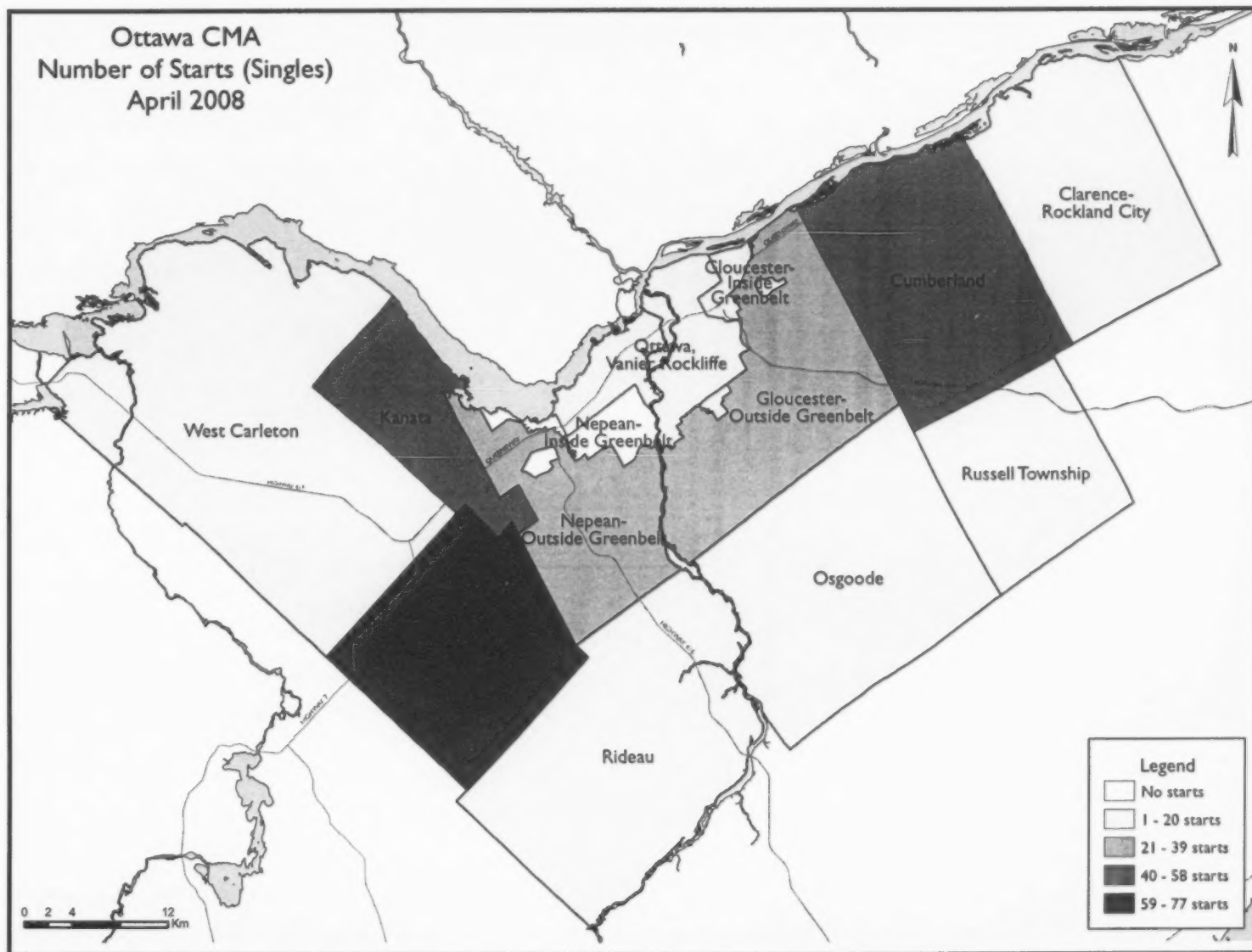
to additional condominium apartment construction in the region.

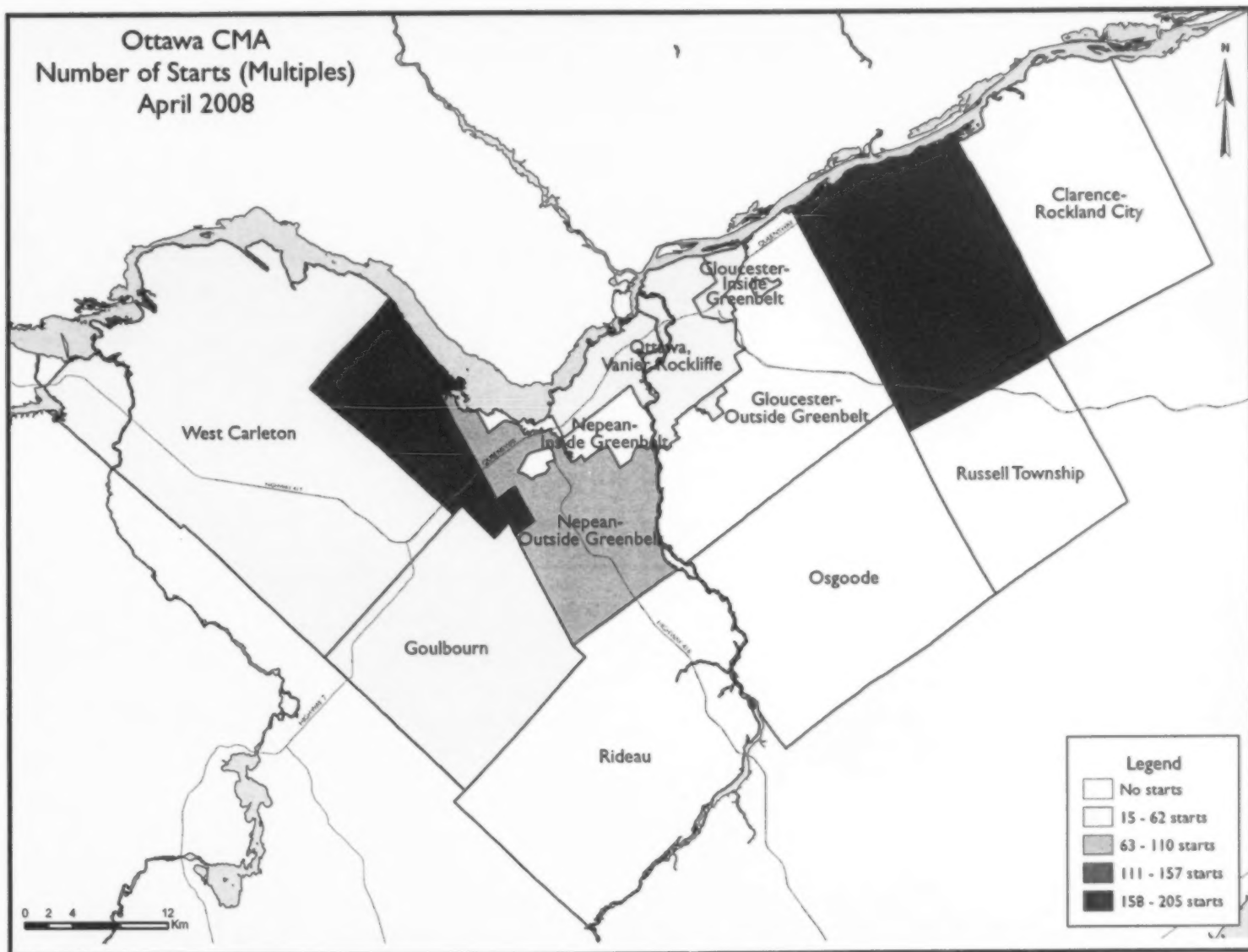
The figures for the first four months of 2008 show that Nepean posted the greatest gain in starts, with 460 new units, compared to 337 units from January to April 2007. The region of Nepean has captured almost fifty per cent of row house activity this year with a total of 250 townhome starts. Following this region were Kanata, Cumberland and the Old City of Ottawa, which together comprise almost 80 per cent of all apartment construction in the Queen City this year, for a total of 562 units.

Ottawa CMA  
Total Number of Starts  
April 2008

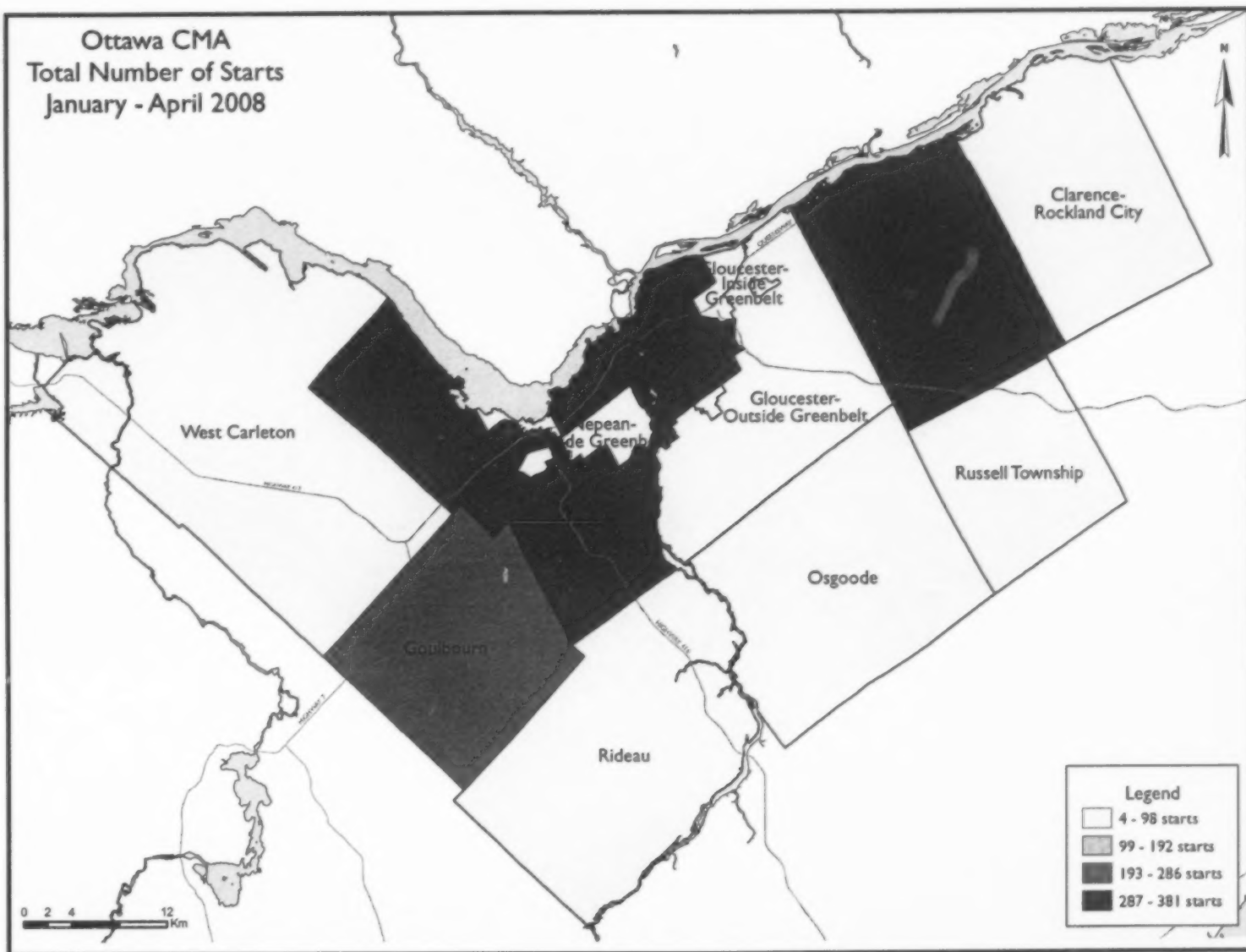


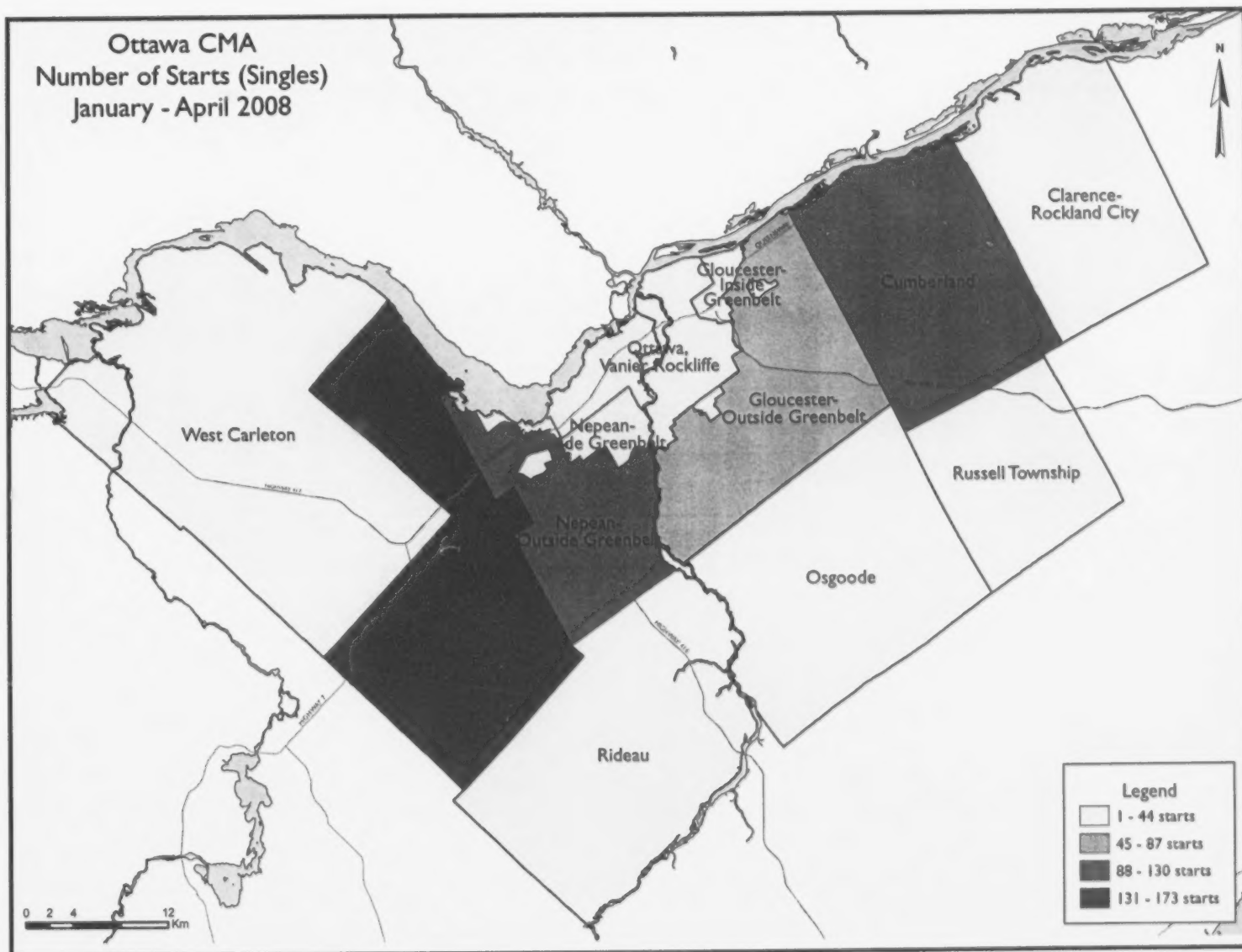
Ottawa CMA  
Number of Starts (Singles)  
April 2008

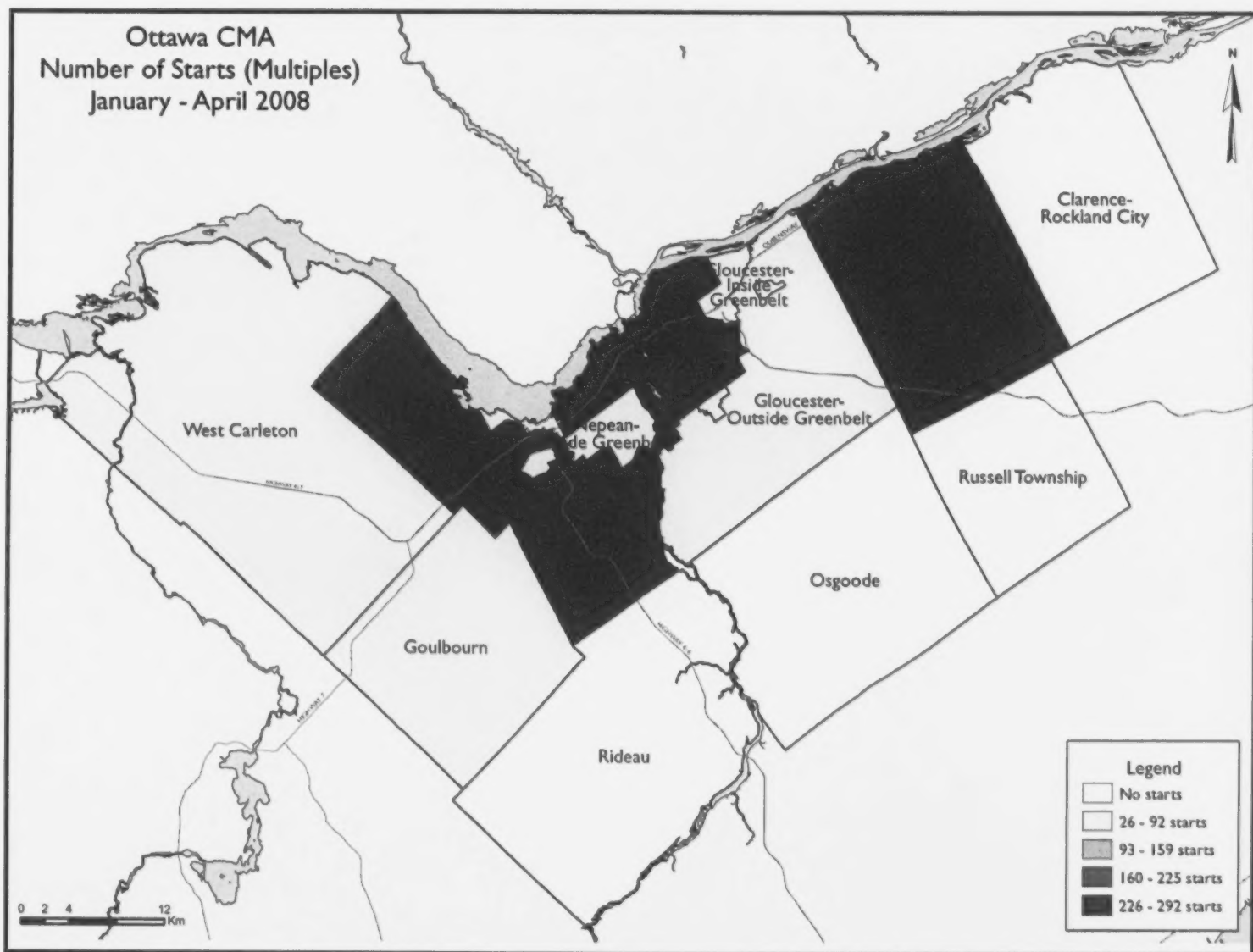




**Ottawa CMA**  
**Total Number of Starts**  
**January - April 2008**







## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type - Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type - Year-to-Date
- 3 Completions by Submarket and by Dwelling Type - Current Month or Quarter
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- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
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### Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market - Current Month or Quarter
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)**  
**April 2008**

|                                     | Ownership |       |                      |             |                 |                 | Rental                      |                 | Total* |
|-------------------------------------|-----------|-------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
|                                     | Freehold  |       |                      | Condominium |                 |                 | Single,<br>Semi, and<br>Row | Apt. &<br>Other |        |
|                                     | Single    | Semi  | Row, Apt.<br>& Other | Single      | Row and<br>Semi | Apt. &<br>Other |                             |                 |        |
| <b>STARTS</b>                       |           |       |                      |             |                 |                 |                             |                 |        |
| April 2008                          | 276       | 16    | 204                  | 0           | 0               | 184             | 0                           | 133             | 813    |
| April 2007                          | 279       | 24    | 151                  | 0           | 0               | 36              | 0                           | 0               | 490    |
| % Change                            | -1.1      | -33.3 | 35.1                 | n/a         | n/a             | **              | n/a                         | n/a             | 65.9   |
| Year-to-date 2008                   | 695       | 30    | 542                  | 0           | 10              | 573             | 0                           | 133             | 1,983  |
| Year-to-date 2007                   | 636       | 80    | 389                  | 0           | 12              | 206             | 0                           | 36              | 1,359  |
| % Change                            | 9.3       | -62.5 | 39.3                 | n/a         | -16.7           | 178.2           | n/a                         | **              | 45.9   |
| <b>UNDER CONSTRUCTION</b>           |           |       |                      |             |                 |                 |                             |                 |        |
| April 2008                          | 1,702     | 136   | 1,346                | 0           | 70              | 1,829           | 22                          | 313             | 5,418  |
| April 2007                          | 1,380     | 157   | 835                  | 0           | 28              | 1,721           | 75                          | 59              | 4,255  |
| % Change                            | 23.3      | -13.4 | 61.2                 | n/a         | 150.0           | 6.3             | -70.7                       | **              | 27.3   |
| <b>COMPLETIONS</b>                  |           |       |                      |             |                 |                 |                             |                 |        |
| April 2008                          | 218       | 18    | 124                  | 0           | 0               | 38              | 5                           | 0               | 403    |
| April 2007                          | 153       | 38    | 74                   | 0           | 22              | 48              | 2                           | 0               | 337    |
| % Change                            | 42.5      | -52.6 | 67.6                 | n/a         | -100.0          | -20.8           | 150.0                       | n/a             | 19.6   |
| Year-to-date 2008                   | 831       | 74    | 348                  | 0           | 15              | 260             | 7                           | 30              | 1,565  |
| Year-to-date 2007                   | 622       | 112   | 383                  | 0           | 26              | 124             | 8                           | 0               | 1,275  |
| % Change                            | 33.6      | -33.9 | -9.1                 | n/a         | -42.3           | 109.7           | -12.5                       | n/a             | 22.7   |
| <b>COMPLETED &amp; NOT ABSORBED</b> |           |       |                      |             |                 |                 |                             |                 |        |
| April 2008                          | 20        | 6     | 78                   | 0           | 5               | 196             | 3                           | 18              | 326    |
| April 2007                          | 57        | 26    | 53                   | 0           | 8               | 79              | 2                           | 44              | 269    |
| % Change                            | -64.9     | -76.9 | 47.2                 | n/a         | -37.5           | 148.1           | 50.0                        | -59.1           | 21.2   |
| <b>ABSORBED</b>                     |           |       |                      |             |                 |                 |                             |                 |        |
| April 2008                          | 231       | 18    | 114                  | 0           | 0               | 44              | 0                           | 0               | 407    |
| April 2007                          | 153       | 36    | 86                   | 0           | 23              | 44              | 4                           | 0               | 346    |
| % Change                            | 51.0      | -50.0 | 32.6                 | n/a         | -100.0          | 0.0             | -100.0                      | n/a             | 17.6   |
| Year-to-date 2008                   | 850       | 83    | 365                  | 0           | 18              | 289             | 2                           | 2               | 1,609  |
| Year-to-date 2007                   | 633       | 110   | 394                  | 0           | 30              | 124             | 9                           | 12              | 1,312  |
| % Change                            | 34.3      | -24.5 | -7.4                 | n/a         | -40.0           | 133.1           | -77.8                       | -83.3           | 22.6   |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**April 2008**

|                                       | Ownership |      |                      |             |                 |                 | Rental                      |                 | Total* |
|---------------------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
|                                       | Freehold  |      |                      | Condominium |                 |                 | Single,<br>Semi, and<br>Row | Apt. &<br>Other |        |
|                                       | Single    | Semi | Row, Apt.<br>& Other | Single      | Row and<br>Semi | Apt. &<br>Other |                             |                 |        |
| STARTS                                |           |      |                      |             |                 |                 |                             |                 |        |
| Ottawa City                           |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 265       | 16   | 204                  | 0           | 0               | 184             | 0                           | 133             | 802    |
| April 2007                            | 263       | 24   | 151                  | 0           | 0               | 36              | 0                           | 0               | 474    |
| Ottawa, Vanier, Rockcliffe            |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 11        | 0    | 0                    | 0           | 0               | 27              | 0                           | 0               | 38     |
| April 2007                            | 10        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 10     |
| Nepean inside greenbelt               |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 0         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 0      |
| April 2007                            | 1         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 1      |
| Nepean outside greenbelt              |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 26        | 4    | 85                   | 0           | 0               | 0               | 0                           | 0               | 115    |
| April 2007                            | 55        | 8    | 45                   | 0           | 0               | 24              | 0                           | 0               | 132    |
| Gloucester inside greenbelt           |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 2         | 4    | 11                   | 0           | 0               | 0               | 0                           | 0               | 17     |
| April 2007                            | 10        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 10     |
| Gloucester outside greenbelt          |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 25        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 25     |
| April 2007                            | 24        | 10   | 5                    | 0           | 0               | 0               | 0                           | 0               | 39     |
| Kanata                                |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 51        | 4    | 22                   | 0           | 0               | 0               | 0                           | 133             | 210    |
| April 2007                            | 29        | 6    | 48                   | 0           | 0               | 0               | 0                           | 0               | 83     |
| Cumberland                            |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 51        | 0    | 60                   | 0           | 0               | 145             | 0                           | 0               | 256    |
| April 2007                            | 41        | 0    | 35                   | 0           | 0               | 0               | 0                           | 0               | 76     |
| Goulbourn                             |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 77        | 4    | 8                    | 0           | 0               | 12              | 0                           | 0               | 101    |
| April 2007                            | 70        | 0    | 18                   | 0           | 0               | 12              | 0                           | 0               | 100    |
| West Carleton                         |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 8         | 0    | 18                   | 0           | 0               | 0               | 0                           | 0               | 26     |
| April 2007                            | 5         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 5      |
| Rideau                                |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 1         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 1      |
| April 2007                            | 3         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 3      |
| Osgoode                               |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 13        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 13     |
| April 2007                            | 15        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 15     |
| Clarence-Rockland City                |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 6         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 6      |
| April 2007                            | 8         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 8      |
| Russell Township                      |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 5         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 5      |
| April 2007                            | 8         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 8      |
| Ottawa-Gatineau CMA (Ontario portion) |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 276       | 16   | 204                  | 0           | 0               | 184             | 0                           | 133             | 813    |
| April 2007                            | 279       | 24   | 151                  | 0           | 0               | 36              | 0                           | 0               | 490    |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**April 2008**

|                                       | Ownership |      |                      |             |                 |                 | Rental                      |                 | Total* |
|---------------------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
|                                       | Freehold  |      |                      | Condominium |                 |                 | Single,<br>Semi, and<br>Row | Apt. &<br>Other |        |
|                                       | Single    | Semi | Row, Apt.<br>& Other | Single      | Row and<br>Semi | Apt. &<br>Other |                             |                 |        |
| UNDER CONSTRUCTION                    |           |      |                      |             |                 |                 |                             |                 |        |
| Ottawa City                           |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 1,651     | 134  | 1,346                | 0           | 70              | 1,829           | 20                          | 298             | 5,348  |
| April 2007                            | 1,306     | 155  | 835                  | 0           | 28              | 1,721           | 71                          | 59              | 4,175  |
| Ottawa, Vanier, Rockcliffe            |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 76        | 44   | 54                   | 0           | 0               | 1,223           | 3                           | 117             | 1,517  |
| April 2007                            | 74        | 25   | 77                   | 0           | 3               | 1,321           | 2                           | 3               | 1,505  |
| Nepean inside greenbelt               |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 6         | 0    | 66                   | 0           | 0               | 167             | 0                           | 0               | 239    |
| April 2007                            | 10        | 24   | 14                   | 0           | 12              | 0               | 0                           | 0               | 60     |
| Nepean outside greenbelt              |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 316       | 8    | 331                  | 0           | 4               | 124             | 0                           | 0               | 783    |
| April 2007                            | 297       | 8    | 223                  | 0           | 0               | 126             | 0                           | 0               | 654    |
| Gloucester inside greenbelt           |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 26        | 10   | 131                  | 0           | 0               | 8               | 9                           | 48              | 232    |
| April 2007                            | 29        | 14   | 16                   | 0           | 0               | 128             | 0                           | 56              | 243    |
| Gloucester outside greenbelt          |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 159       | 8    | 104                  | 0           | 0               | 26              | 8                           | 0               | 305    |
| April 2007                            | 140       | 44   | 83                   | 0           | 0               | 26              | 69                          | 0               | 362    |
| Kanata                                |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 282       | 22   | 252                  | 0           | 2               | 0               | 0                           | 133             | 691    |
| April 2007                            | 145       | 16   | 153                  | 0           | 13              | 52              | 0                           | 0               | 379    |
| Cumberland                            |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 245       | 14   | 259                  | 0           | 64              | 185             | 0                           | 0               | 767    |
| April 2007                            | 206       | 2    | 172                  | 0           | 0               | 44              | 0                           | 0               | 424    |
| Goulbourn                             |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 381       | 26   | 94                   | 0           | 0               | 96              | 0                           | 0               | 597    |
| April 2007                            | 265       | 22   | 97                   | 0           | 0               | 24              | 0                           | 0               | 408    |
| West Carleton                         |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 59        | 0    | 55                   | 0           | 0               | 0               | 0                           | 0               | 114    |
| April 2007                            | 51        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 51     |
| Rideau                                |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 23        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 23     |
| April 2007                            | 22        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 22     |
| Osgoode                               |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 78        | 2    | 0                    | 0           | 0               | 0               | 0                           | 0               | 80     |
| April 2007                            | 67        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 67     |
| Clarence-Rockland City                |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 31        | 2    | 0                    | 0           | 0               | 0               | 2                           | 15              | 50     |
| April 2007                            | 38        | 0    | 0                    | 0           | 0               | 0               | 4                           | 0               | 42     |
| Russell Township                      |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 20        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 20     |
| April 2007                            | 36        | 2    | 0                    | 0           | 0               | 0               | 0                           | 0               | 38     |
| Ottawa-Gatineau CMA (Ontario portion) |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 1,702     | 136  | 1,346                | 0           | 70              | 1,829           | 22                          | 313             | 5,418  |
| April 2007                            | 1,380     | 157  | 835                  | 0           | 28              | 1,721           | 75                          | 59              | 4,255  |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**April 2008**

|                                       | Ownership |      |                   |             |              |              | Rental                |              | Total* |
|---------------------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
|                                       | Freehold  |      |                   | Condominium |              |              | Single, Semi, and Row | Apt. & Other |        |
|                                       | Single    | Semi | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other |                       |              |        |
| COMPLETIONS                           |           |      |                   |             |              |              |                       |              |        |
| Ottawa City                           |           |      |                   |             |              |              |                       |              |        |
| April 2008                            | 203       | 18   | 124               | 0           | 0            | 24           | 5                     | 0            | 374    |
| April 2007                            | 134       | 38   | 74                | 0           | 22           | 48           | 0                     | 0            | 316    |
| Ottawa, Vanier, Rockcliffe            |           |      |                   |             |              |              |                       |              |        |
| April 2008                            | 11        | 0    | 5                 | 0           | 0            | 0            | 0                     | 0            | 16     |
| April 2007                            | 6         | 6    | 5                 | 0           | 0            | 0            | 0                     | 0            | 17     |
| Nepean inside greenbelt:              |           |      |                   |             |              |              |                       |              |        |
| April 2008                            | 1         | 2    | 0                 | 0           | 0            | 0            | 0                     | 0            | 3      |
| April 2007                            | 0         | 2    | 0                 | 0           | 0            | 0            | 0                     | 0            | 2      |
| Nepean outside greenbelt              |           |      |                   |             |              |              |                       |              |        |
| April 2008                            | 26        | 0    | 21                | 0           | 0            | 12           | 0                     | 0            | 59     |
| April 2007                            | 23        | 0    | 11                | 0           | 0            | 24           | 0                     | 0            | 58     |
| Gloucester inside greenbelt           |           |      |                   |             |              |              |                       |              |        |
| April 2008                            | 9         | 2    | 5                 | 0           | 0            | 0            | 5                     | 0            | 21     |
| April 2007                            | 6         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 6      |
| Gloucester outside greenbelt          |           |      |                   |             |              |              |                       |              |        |
| April 2008                            | 30        | 2    | 11                | 0           | 0            | 0            | 0                     | 0            | 43     |
| April 2007                            | 23        | 20   | 4                 | 0           | 0            | 0            | 0                     | 0            | 47     |
| Kanata                                |           |      |                   |             |              |              |                       |              |        |
| April 2008                            | 21        | 4    | 27                | 0           | 0            | 0            | 0                     | 0            | 52     |
| April 2007                            | 8         | 2    | 20                | 0           | 6            | 0            | 0                     | 0            | 36     |
| Cumberland                            |           |      |                   |             |              |              |                       |              |        |
| April 2008                            | 50        | 8    | 45                | 0           | 0            | 0            | 0                     | 0            | 103    |
| April 2007                            | 31        | 0    | 23                | 0           | 16           | 24           | 0                     | 0            | 94     |
| Goulbourn                             |           |      |                   |             |              |              |                       |              |        |
| April 2008                            | 31        | 0    | 10                | 0           | 0            | 12           | 0                     | 0            | 53     |
| April 2007                            | 15        | 8    | 11                | 0           | 0            | 0            | 0                     | 0            | 34     |
| West Carleton                         |           |      |                   |             |              |              |                       |              |        |
| April 2008                            | 6         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 6      |
| April 2007                            | 8         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 8      |
| Rideau                                |           |      |                   |             |              |              |                       |              |        |
| April 2008                            | 7         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 7      |
| April 2007                            | 2         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 2      |
| Osgoode                               |           |      |                   |             |              |              |                       |              |        |
| April 2008                            | 11        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 11     |
| April 2007                            | 12        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 12     |
| Clarence-Rockland City                |           |      |                   |             |              |              |                       |              |        |
| April 2008                            | 5         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 5      |
| April 2007                            | 17        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 17     |
| Russell Township                      |           |      |                   |             |              |              |                       |              |        |
| April 2008                            | 10        | 0    | 0                 | 0           | 0            | 14           | 0                     | 0            | 24     |
| April 2007                            | 2         | 0    | 0                 | 0           | 0            | 0            | 2                     | 0            | 4      |
| Ottawa-Gatineau CMA (Ontario portion) |           |      |                   |             |              |              |                       |              |        |
| April 2008                            | 218       | 18   | 124               | 0           | 0            | 38           | 5                     | 0            | 403    |
| April 2007                            | 153       | 38   | 74                | 0           | 22           | 48           | 2                     | 0            | 337    |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**April 2008**

|                                       | Ownership |      |                      |             |                 |                 | Rental                      |                 | Total* |
|---------------------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
|                                       | Freehold  |      |                      | Condominium |                 |                 | Single,<br>Semi, and<br>Row | Apt. &<br>Other |        |
|                                       | Single    | Semi | Row, Apt.<br>& Other | Single      | Row and<br>Semi | Apt. &<br>Other |                             |                 |        |
| COMPLETED & NOT ABSORBED              |           |      |                      |             |                 |                 |                             |                 |        |
| Ottawa City                           |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 17        | 6    | 78                   | 0           | 5               | 196             | 3                           | 18              | 323    |
| April 2007                            | 49        | 26   | 53                   | 0           | 8               | 79              | 2                           | 44              | 261    |
| Ottawa, Vanier, Rockcliffe            |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 1         | 4    | 8                    | 0           | 0               | 139             | 0                           | 18              | 170    |
| April 2007                            | 9         | 9    | 3                    | 0           | 0               | 23              | 1                           | 44              | 89     |
| Nepean inside greenbelt               |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 0         | 0    | 3                    | 0           | 0               | 20              | 0                           | 0               | 23     |
| April 2007                            | 0         | 5    | 1                    | 0           | 0               | 34              | 0                           | 0               | 40     |
| Nepean outside greenbelt              |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 1         | 0    | 20                   | 0           | 4               | 19              | 1                           | 0               | 45     |
| April 2007                            | 5         | 5    | 16                   | 0           | 2               | 20              | 1                           | 0               | 49     |
| Gloucester inside greenbelt           |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 0         | 0    | 3                    | 0           | 0               | 8               | 0                           | 0               | 11     |
| April 2007                            | 2         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 2      |
| Gloucester outside greenbelt          |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 0         | 0    | 13                   | 0           | 0               | 3               | 2                           | 0               | 18     |
| April 2007                            | 3         | 2    | 10                   | 0           | 0               | 0               | 0                           | 0               | 15     |
| Kanata                                |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 2         | 2    | 8                    | 0           | 1               | 1               | 0                           | 0               | 14     |
| April 2007                            | 0         | 4    | 15                   | 0           | 4               | 1               | 0                           | 0               | 24     |
| Cumberland                            |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 4         | 0    | 11                   | 0           | 0               | 1               | 0                           | 0               | 16     |
| April 2007                            | 5         | 0    | 4                    | 0           | 2               | 1               | 0                           | 0               | 12     |
| Goulbourn                             |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 0         | 0    | 12                   | 0           | 0               | 5               | 0                           | 0               | 17     |
| April 2007                            | 4         | 1    | 4                    | 0           | 0               | 0               | 0                           | 0               | 9      |
| West Carleton                         |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 2         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 2      |
| April 2007                            | 3         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 3      |
| Rideau                                |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 0         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 0      |
| April 2007                            | 4         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 4      |
| Osgoode                               |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 7         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 7      |
| April 2007                            | 14        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 14     |
| Clarence-Rockland City                |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 0         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 0      |
| April 2007                            | 6         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 6      |
| Russell Township                      |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 3         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 3      |
| April 2007                            | 2         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 2      |
| Ottawa-Gatineau CMA (Ontario portion) |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 20        | 6    | 78                   | 0           | 5               | 196             | 3                           | 18              | 326    |
| April 2007                            | 57        | 26   | 53                   | 0           | 8               | 79              | 2                           | 44              | 269    |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**April 2008**

|                                       | Ownership |      |                      |             |                 |                 | Rental                      |                 | Total* |
|---------------------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
|                                       | Freehold  |      |                      | Condominium |                 |                 | Single,<br>Semi, and<br>Row | Apt. &<br>Other |        |
|                                       | Single    | Semi | Row, Apt.<br>& Other | Single      | Row and<br>Semi | Apt. &<br>Other |                             |                 |        |
| ABSORBED                              |           |      |                      |             |                 |                 |                             |                 |        |
| Ottawa City                           |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 214       | 18   | 114                  | 0           | 0               | 30              | 0                           | 0               | 376    |
| April 2007                            | 137       | 36   | 86                   | 0           | 23              | 44              | 2                           | 0               | 328    |
| Ottawa, Vanier, Rockcliffe            |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 11        | 1    | 3                    | 0           | 0               | 6               | 0                           | 0               | 21     |
| April 2007                            | 9         | 4    | 5                    | 0           | 3               | 3               | 2                           | 0               | 26     |
| Nepean inside greenbelt               |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 1         | 2    | 0                    | 0           | 0               | 2               | 0                           | 0               | 5      |
| April 2007                            | 0         | 3    | 0                    | 0           | 0               | 0               | 0                           | 0               | 3      |
| Nepean outside greenbelt              |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 27        | 1    | 17                   | 0           | 0               | 10              | 0                           | 0               | 55     |
| April 2007                            | 21        | 0    | 13                   | 0           | 0               | 18              | 0                           | 0               | 52     |
| Gloucester inside greenbelt           |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 9         | 2    | 5                    | 0           | 0               | 0               | 0                           | 0               | 16     |
| April 2007                            | 6         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 6      |
| Gloucester outside greenbelt          |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 33        | 2    | 11                   | 0           | 0               | 0               | 0                           | 0               | 46     |
| April 2007                            | 23        | 20   | 5                    | 0           | 0               | 0               | 0                           | 0               | 48     |
| Kanata                                |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 21        | 2    | 26                   | 0           | 0               | 0               | 0                           | 0               | 49     |
| April 2007                            | 8         | 2    | 29                   | 0           | 6               | 0               | 0                           | 0               | 45     |
| Cumberland                            |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 59        | 8    | 45                   | 0           | 0               | 1               | 0                           | 0               | 113    |
| April 2007                            | 32        | 0    | 23                   | 0           | 14              | 23              | 0                           | 0               | 92     |
| Goulbourn                             |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 31        | 0    | 7                    | 0           | 0               | 11              | 0                           | 0               | 49     |
| April 2007                            | 15        | 7    | 11                   | 0           | 0               | 0               | 0                           | 0               | 33     |
| West Carleton                         |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 6         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 6      |
| April 2007                            | 9         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 9      |
| Rideau                                |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 8         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 8      |
| April 2007                            | 2         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 2      |
| Osgoode                               |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 8         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 8      |
| April 2007                            | 12        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 12     |
| Clarence-Rockland City                |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 5         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 5      |
| April 2007                            | 11        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 11     |
| Russell Township                      |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 12        | 0    | 0                    | 0           | 0               | 14              | 0                           | 0               | 26     |
| April 2007                            | 5         | 0    | 0                    | 0           | 0               | 0               | 2                           | 0               | 7      |
| Ottawa-Gatineau CMA (Ontario portion) |           |      |                      |             |                 |                 |                             |                 |        |
| April 2008                            | 231       | 18   | 114                  | 0           | 0               | 44              | 0                           | 0               | 407    |
| April 2007                            | 153       | 36   | 86                   | 0           | 23              | 44              | 4                           | 0               | 346    |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)**  
**1998 - 2007**

|          | Ownership |       |                      |             |                 |                 | Rental                      |                 | Total* |
|----------|-----------|-------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
|          | Freehold  |       |                      | Condominium |                 |                 | Single,<br>Semi, and<br>Row | Apt. &<br>Other |        |
|          | Single    | Semi  | Row, Apt.<br>& Other | Single      | Row and<br>Semi | Apt. &<br>Other |                             |                 |        |
| 2007     | 2,973     | 292   | 1,879                | 0           | 99              | 1,057           | 8                           | 198             | 6,506  |
| % Change | 19.9      | -23.8 | 22.7                 | n/a         | -47.6           | -10.7           | -90.5                       | **              | 10.7   |
| 2006     | 2,480     | 383   | 1,532                | 0           | 189             | 1,183           | 84                          | 24              | 5,875  |
| % Change | 5.5       | 29.4  | 24.7                 | n/a         | -34.8           | 86.6            | 104.9                       | -59.3           | 17.9   |
| 2005     | 2,350     | 296   | 1,229                | 0           | 290             | 634             | 41                          | 59              | 4,982  |
| % Change | -27.6     | -10.3 | -35.1                | n/a         | -28.2           | -39.6           | -76.8                       | -59.6           | -31.2  |
| 2004     | 3,244     | 330   | 1,893                | 0           | 404             | 1,049           | 177                         | 146             | 7,243  |
| % Change | 6.2       | -7.6  | -11.5                | n/a         | **              | 105.3           | 185.5                       | -25.9           | 13.5   |
| 2003     | 3,054     | 357   | 2,138                | 0           | 42              | 511             | 62                          | 197             | 6,381  |
| % Change | -19.8     | 13.7  | 18.7                 | n/a         | 200.0           | -31.6           | -67.2                       | -78.7           | -18.2  |
| 2002     | 3,806     | 314   | 1,801                | 0           | 14              | 747             | 189                         | 924             | 7,796  |
| % Change | 8.7       | -6.0  | 16.9                 | n/a         | -89.0           | 162.1           | 107.7                       | 171.0           | 24.7   |
| 2001     | 3,502     | 334   | 1,540                | 0           | 127             | 285             | 91                          | 341             | 6,251  |
| % Change | 0.3       | -15.7 | 13.7                 | n/a         | n/a             | **              | **                          | -32.2           | 8.0    |
| 2000     | 3,492     | 396   | 1,355                | 0           | 0               | 30              | 8                           | 503             | 5,786  |
| % Change | 23.5      | 60.3  | 12.5                 | n/a         | -100.0          | -76.2           | -33.3                       | n/a             | 30.1   |
| 1999     | 2,828     | 247   | 1,204                | 0           | 12              | 126             | 12                          | 0               | 4,447  |
| % Change | 25.9      | 128.7 | 4.5                  | n/a         | 50.0            | n/a             | 50.0                        | -100.0          | 23.0   |
| 1998     | 2,246     | 108   | 1,152                | 0           | 8               | 0               | 8                           | 93              | 3,615  |

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**April 2008**

| Submarket                                    | Single     |            | Semi       |            | Row        |            | Apt. & Other |            | Total      |            |             |
|----------------------------------------------|------------|------------|------------|------------|------------|------------|--------------|------------|------------|------------|-------------|
|                                              | April 2008 | April 2007 | April 2008 | April 2007 | April 2008 | April 2007 | April 2008   | April 2007 | April 2008 | April 2007 | % Change    |
| Ottawa City                                  | 265        | 263        | 16         | 24         | 204        | 151        | 317          | 36         | 802        | 474        | 69.2        |
| Ottawa, Vanier, Rockcliffe                   | 11         | 10         | 0          | 0          | 0          | 0          | 27           | 0          | 38         | 10         | **          |
| Nepean inside greenbelt                      | 0          | 1          | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 1          | -100.0      |
| Nepean outside greenbelt                     | 26         | 55         | 4          | 8          | 85         | 45         | 0            | 24         | 115        | 132        | -12.9       |
| Gloucester inside greenbelt                  | 2          | 10         | 4          | 0          | 11         | 0          | 0            | 0          | 17         | 10         | 70.0        |
| Gloucester outside greenbelt                 | 25         | 24         | 0          | 10         | 0          | 5          | 0            | 0          | 25         | 39         | -35.9       |
| Kanata                                       | 51         | 29         | 4          | 6          | 22         | 48         | 133          | 0          | 210        | 83         | 153.0       |
| Cumberland                                   | 51         | 41         | 0          | 0          | 60         | 35         | 145          | 0          | 256        | 76         | **          |
| Goulbourn                                    | 77         | 70         | 4          | 0          | 8          | 18         | 12           | 12         | 101        | 100        | 1.0         |
| West Carleton                                | 8          | 5          | 0          | 0          | 18         | 0          | 0            | 0          | 26         | 5          | **          |
| Rideau                                       | 1          | 3          | 0          | 0          | 0          | 0          | 0            | 0          | 1          | 3          | -66.7       |
| Osgoode                                      | 13         | 15         | 0          | 0          | 0          | 0          | 0            | 0          | 13         | 15         | -13.3       |
| Clarence-Rockland City                       | 6          | 8          | 0          | 0          | 0          | 0          | 0            | 0          | 6          | 8          | -25.0       |
| Russell Township                             | 5          | 8          | 0          | 0          | 0          | 0          | 0            | 0          | 5          | 8          | -37.5       |
| <b>Ottawa-Gatineau CMA (Ontario Portion)</b> | <b>276</b> | <b>279</b> | <b>16</b>  | <b>24</b>  | <b>204</b> | <b>151</b> | <b>317</b>   | <b>36</b>  | <b>813</b> | <b>490</b> | <b>65.9</b> |

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - April 2008**

| Submarket                                    | Single     |            | Semi      |           | Row        |            | Apt. & Other |            | Total        |              |             |
|----------------------------------------------|------------|------------|-----------|-----------|------------|------------|--------------|------------|--------------|--------------|-------------|
|                                              | YTD 2008   | YTD 2007   | YTD 2008  | YTD 2007  | YTD 2008   | YTD 2007   | YTD 2008     | YTD 2007   | YTD 2008     | YTD 2007     | % Change    |
| Ottawa City                                  | 674        | 596        | 30        | 78        | 552        | 401        | 706          | 242        | 1,962        | 1,317        | 49.0        |
| Ottawa, Vanier, Rockcliffe                   | 18         | 28         | 8         | 2         | 0          | 19         | 284          | 148        | 310          | 197          | 57.4        |
| Nepean inside greenbelt                      | 1          | 2          | 0         | 18        | 26         | 26         | 64           | 0          | 91           | 46           | 97.8        |
| Nepean outside greenbelt                     | 101        | 131        | 4         | 8         | 234        | 118        | 30           | 34         | 369          | 291          | 26.8        |
| Gloucester inside greenbelt                  | 7          | 18         | 4         | 0         | 22         | 0          | 0            | 36         | 33           | 54           | -38.9       |
| Gloucester outside greenbelt                 | 59         | 78         | 2         | 36        | 10         | 37         | 26           | 0          | 97           | 151          | -35.8       |
| Kanata                                       | 150        | 63         | 4         | 6         | 94         | 79         | 133          | 0          | 381          | 148          | 157.4       |
| Cumberland                                   | 112        | 92         | 0         | 0         | 105        | 92         | 145          | 0          | 362          | 184          | 96.7        |
| Goulbourn                                    | 173        | 134        | 8         | 8         | 22         | 30         | 24           | 24         | 227          | 196          | 15.8        |
| West Carleton                                | 21         | 15         | 0         | 0         | 39         | 0          | 0            | 0          | 60           | 15           | **          |
| Rideau                                       | 4          | 5          | 0         | 0         | 0          | 0          | 0            | 0          | 4            | 5            | -20.0       |
| Osgoode                                      | 28         | 30         | 0         | 0         | 0          | 0          | 0            | 0          | 28           | 30           | -6.7        |
| Clarence-Rockland City                       | 15         | 23         | 0         | 0         | 0          | 0          | 0            | 0          | 15           | 23           | -34.8       |
| Russell Township                             | 6          | 17         | 0         | 2         | 0          | 0          | 0            | 0          | 6            | 19           | -68.4       |
| <b>Ottawa-Gatineau CMA (Ontario Portion)</b> | <b>695</b> | <b>636</b> | <b>30</b> | <b>80</b> | <b>552</b> | <b>401</b> | <b>706</b>   | <b>242</b> | <b>1,983</b> | <b>1,359</b> | <b>45.9</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**April 2008**

| Submarket                                    | Row                      |            |            |            | Apt. & Other             |            |            |            |
|----------------------------------------------|--------------------------|------------|------------|------------|--------------------------|------------|------------|------------|
|                                              | Freehold and Condominium |            | Rental     |            | Freehold and Condominium |            | Rental     |            |
|                                              | April 2008               | April 2007 | April 2008 | April 2007 | April 2008               | April 2007 | April 2008 | April 2007 |
| Ottawa City                                  | 204                      | 151        | 0          | 0          | 184                      | 36         | 133        | 0          |
| Ottawa, Vanier, Rockcliffe                   | 0                        | 0          | 0          | 0          | 27                       | 0          | 0          | 0          |
| Nepean inside greenbelt                      | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Nepean outside greenbelt                     | 85                       | 45         | 0          | 0          | 0                        | 24         | 0          | 0          |
| Gloucester inside greenbelt                  | 11                       | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Gloucester outside greenbelt                 | 0                        | 5          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Kanata                                       | 22                       | 48         | 0          | 0          | 0                        | 0          | 133        | 0          |
| Cumberland                                   | 60                       | 35         | 0          | 0          | 145                      | 0          | 0          | 0          |
| Goulbourn                                    | 8                        | 18         | 0          | 0          | 12                       | 12         | 0          | 0          |
| West Carleton                                | 18                       | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Rideau                                       | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Osgoode                                      | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Clarence-Rockland City                       | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Russell Township                             | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| <b>Ottawa-Gatineau CMA (Ontario Portion)</b> | <b>204</b>               | <b>151</b> | <b>0</b>   | <b>0</b>   | <b>184</b>               | <b>36</b>  | <b>133</b> | <b>0</b>   |

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - April 2008**

| Submarket                                    | Row                      |            |          |          | Apt. & Other             |            |            |           |
|----------------------------------------------|--------------------------|------------|----------|----------|--------------------------|------------|------------|-----------|
|                                              | Freehold and Condominium |            | Rental   |          | Freehold and Condominium |            | Rental     |           |
|                                              | YTD 2008                 | YTD 2007   | YTD 2008 | YTD 2007 | YTD 2008                 | YTD 2007   | YTD 2008   | YTD 2007  |
| Ottawa City                                  | 552                      | 401        | 0        | 0        | 573                      | 206        | 133        | 36        |
| Ottawa, Vanier, Rockcliffe                   | 0                        | 19         | 0        | 0        | 284                      | 148        | 0          | 0         |
| Nepean inside greenbelt                      | 26                       | 26         | 0        | 0        | 64                       | 0          | 0          | 0         |
| Nepean outside greenbelt                     | 234                      | 118        | 0        | 0        | 30                       | 34         | 0          | 0         |
| Gloucester inside greenbelt                  | 22                       | 0          | 0        | 0        | 0                        | 0          | 0          | 36        |
| Gloucester outside greenbelt                 | 10                       | 37         | 0        | 0        | 26                       | 0          | 0          | 0         |
| Kanata                                       | 94                       | 79         | 0        | 0        | 0                        | 0          | 133        | 0         |
| Cumberland                                   | 105                      | 92         | 0        | 0        | 145                      | 0          | 0          | 0         |
| Goulbourn                                    | 22                       | 30         | 0        | 0        | 24                       | 24         | 0          | 0         |
| West Carleton                                | 39                       | 0          | 0        | 0        | 0                        | 0          | 0          | 0         |
| Rideau                                       | 0                        | 0          | 0        | 0        | 0                        | 0          | 0          | 0         |
| Osgoode                                      | 0                        | 0          | 0        | 0        | 0                        | 0          | 0          | 0         |
| Clarence-Rockland City                       | 0                        | 0          | 0        | 0        | 0                        | 0          | 0          | 0         |
| Russell Township                             | 0                        | 0          | 0        | 0        | 0                        | 0          | 0          | 0         |
| <b>Ottawa-Gatineau CMA (Ontario Portion)</b> | <b>552</b>               | <b>401</b> | <b>0</b> | <b>0</b> | <b>573</b>               | <b>206</b> | <b>133</b> | <b>36</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**April 2008**

| Submarket                                        | Freehold   |            | Condominium |            | Rental     |            | Total*     |            |
|--------------------------------------------------|------------|------------|-------------|------------|------------|------------|------------|------------|
|                                                  | April 2008 | April 2007 | April 2008  | April 2007 | April 2008 | April 2007 | April 2008 | April 2007 |
| Ottawa City                                      | 485        | 438        | 184         | 36         | 133        | 0          | 802        | 474        |
| Ottawa, Vanier, Rockcliffe                       | 11         | 10         | 27          | 0          | 0          | 0          | 38         | 10         |
| Nepean inside greenbelt                          | 0          | 1          | 0           | 0          | 0          | 0          | 0          | 1          |
| Nepean outside greenbelt                         | 115        | 108        | 0           | 24         | 0          | 0          | 115        | 132        |
| Gloucester inside greenbelt                      | 17         | 10         | 0           | 0          | 0          | 0          | 17         | 10         |
| Gloucester outside greenbelt                     | 25         | 39         | 0           | 0          | 0          | 0          | 25         | 39         |
| Kanata                                           | 77         | 83         | 0           | 0          | 133        | 0          | 210        | 83         |
| Cumberland                                       | 111        | 76         | 145         | 0          | 0          | 0          | 256        | 76         |
| Goulbourn                                        | 89         | 88         | 12          | 12         | 0          | 0          | 101        | 100        |
| West Carleton                                    | 26         | 5          | 0           | 0          | 0          | 0          | 26         | 5          |
| Rideau                                           | 1          | 3          | 0           | 0          | 0          | 0          | 1          | 3          |
| Osgoode                                          | 13         | 15         | 0           | 0          | 0          | 0          | 13         | 15         |
| Clarence-Rockland City                           | 6          | 8          | 0           | 0          | 0          | 0          | 6          | 8          |
| Russell Township                                 | 5          | 8          | 0           | 0          | 0          | 0          | 5          | 8          |
| <b>Ottawa-Gatineau CMA<br/>(Ontario Portion)</b> | <b>496</b> | <b>454</b> | <b>184</b>  | <b>36</b>  | <b>133</b> | <b>0</b>   | <b>813</b> | <b>490</b> |

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - April 2008**

| Submarket                                        | Freehold     |              | Condominium |            | Rental     |           | Total*       |              |
|--------------------------------------------------|--------------|--------------|-------------|------------|------------|-----------|--------------|--------------|
|                                                  | YTD 2008     | YTD 2007     | YTD 2008    | YTD 2007   | YTD 2008   | YTD 2007  | YTD 2008     | YTD 2007     |
| Ottawa City                                      | 1,246        | 1,063        | 583         | 218        | 133        | 36        | 1,962        | 1,317        |
| Ottawa, Vanier, Rockcliffe                       | 26           | 49           | 284         | 148        | 0          | 0         | 310          | 197          |
| Nepean inside greenbelt                          | 27           | 34           | 64          | 12         | 0          | 0         | 91           | 46           |
| Nepean outside greenbelt                         | 329          | 257          | 40          | 34         | 0          | 0         | 369          | 291          |
| Gloucester inside greenbelt                      | 33           | 18           | 0           | 0          | 0          | 36        | 33           | 54           |
| Gloucester outside greenbelt                     | 71           | 151          | 26          | 0          | 0          | 0         | 97           | 151          |
| Kanata                                           | 248          | 148          | 0           | 0          | 133        | 0         | 381          | 148          |
| Cumberland                                       | 217          | 184          | 145         | 0          | 0          | 0         | 362          | 184          |
| Goulbourn                                        | 203          | 172          | 24          | 24         | 0          | 0         | 227          | 196          |
| West Carleton                                    | 60           | 15           | 0           | 0          | 0          | 0         | 60           | 15           |
| Rideau                                           | 4            | 5            | 0           | 0          | 0          | 0         | 4            | 5            |
| Osgoode                                          | 28           | 30           | 0           | 0          | 0          | 0         | 28           | 30           |
| Clarence-Rockland City                           | 15           | 23           | 0           | 0          | 0          | 0         | 15           | 23           |
| Russell Township                                 | 6            | 19           | 0           | 0          | 0          | 0         | 6            | 19           |
| <b>Ottawa-Gatineau CMA<br/>(Ontario Portion)</b> | <b>1,267</b> | <b>1,105</b> | <b>583</b>  | <b>218</b> | <b>133</b> | <b>36</b> | <b>1,983</b> | <b>1,359</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**April 2008**

| Submarket                                    | Single     |            | Semi       |            | Row        |            | Apt. & Other |            | Total*     |            |             |
|----------------------------------------------|------------|------------|------------|------------|------------|------------|--------------|------------|------------|------------|-------------|
|                                              | April 2008 | April 2007 | April 2008 | April 2007 | April 2008 | April 2007 | April 2008   | April 2007 | April 2008 | April 2007 | % Change    |
| Ottawa City                                  | 203        | 134        | 18         | 40         | 129        | 93         | 24           | 49         | 374        | 316        | 18.4        |
| Ottawa, Vanier, Rockcliffe                   | 11         | 6          | 0          | 6          | 5          | 4          | 0            | 1          | 16         | 17         | -5.9        |
| Nepean inside greenbelt                      | 1          | 0          | 2          | 2          | 0          | 0          | 0            | 0          | 3          | 2          | 50.0        |
| Nepean outside greenbelt                     | 26         | 23         | 0          | 0          | 21         | 11         | 12           | 24         | 59         | 58         | 1.7         |
| Gloucester inside greenbelt                  | 9          | 6          | 2          | 0          | 10         | 0          | 0            | 0          | 21         | 6          | **          |
| Gloucester outside greenbelt                 | 30         | 23         | 2          | 20         | 11         | 4          | 0            | 0          | 43         | 47         | -8.5        |
| Kanata                                       | 21         | 8          | 4          | 4          | 27         | 24         | 0            | 0          | 52         | 36         | 44.4        |
| Cumberland                                   | 50         | 31         | 8          | 0          | 45         | 39         | 0            | 24         | 103        | 94         | 9.6         |
| Goulbourn                                    | 31         | 15         | 0          | 8          | 10         | 11         | 12           | 0          | 53         | 34         | 55.9        |
| West Carleton                                | 6          | 8          | 0          | 0          | 0          | 0          | 0            | 0          | 6          | 8          | -25.0       |
| Rideau                                       | 7          | 2          | 0          | 0          | 0          | 0          | 0            | 0          | 7          | 2          | **          |
| Osgoode                                      | 11         | 12         | 0          | 0          | 0          | 0          | 0            | 0          | 11         | 12         | -8.3        |
| Clarence-Rockland City                       | 5          | 17         | 0          | 0          | 0          | 0          | 0            | 0          | 5          | 17         | -70.6       |
| Russell Township                             | 10         | 2          | 0          | 2          | 0          | 0          | 14           | 0          | 24         | 4          | **          |
| <b>Ottawa-Gatineau CMA (Ontario Portion)</b> | <b>218</b> | <b>153</b> | <b>18</b>  | <b>42</b>  | <b>129</b> | <b>93</b>  | <b>38</b>    | <b>49</b>  | <b>403</b> | <b>337</b> | <b>19.6</b> |

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - April 2008**

| Submarket                                    | Single     |            | Semi      |            | Row        |            | Apt. & Other |            | Total*       |              |             |
|----------------------------------------------|------------|------------|-----------|------------|------------|------------|--------------|------------|--------------|--------------|-------------|
|                                              | YTD 2008   | YTD 2007   | YTD 2008  | YTD 2007   | YTD 2008   | YTD 2007   | YTD 2008     | YTD 2007   | YTD 2008     | YTD 2007     | % Change    |
| Ottawa City                                  | 753        | 567        | 76        | 114        | 368        | 411        | 276          | 125        | 1,473        | 1,217        | 21.0        |
| Ottawa, Vanier, Rockcliffe                   | 32         | 40         | 14        | 20         | 9          | 32         | 208          | 1          | 263          | 93           | 182.8       |
| Nepean inside greenbelt                      | 4          | 2          | 6         | 16         | 29         | 0          | 8            | 0          | 47           | 18           | 161.1       |
| Nepean outside greenbelt                     | 173        | 153        | 4         | 4          | 49         | 112        | 36           | 84         | 262          | 353          | -25.8       |
| Gloucester inside greenbelt                  | 22         | 15         | 4         | 0          | 27         | 10         | 0            | 0          | 53           | 25           | 112.0       |
| Gloucester outside greenbelt                 | 70         | 58         | 14        | 40         | 24         | 21         | 0            | 0          | 108          | 119          | -9.2        |
| Kanata                                       | 92         | 56         | 12        | 16         | 74         | 120        | 0            | 0          | 178          | 192          | -7.3        |
| Cumberland                                   | 122        | 95         | 10        | 0          | 102        | 95         | 0            | 40         | 234          | 230          | 1.7         |
| Goulbourn                                    | 143        | 66         | 12        | 18         | 54         | 21         | 24           | 0          | 233          | 105          | 121.9       |
| West Carleton                                | 29         | 29         | 0         | 0          | 0          | 0          | 0            | 0          | 29           | 29           | 0.0         |
| Rideau                                       | 15         | 8          | 0         | 0          | 0          | 0          | 0            | 0          | 15           | 8            | 87.5        |
| Osgoode                                      | 51         | 45         | 0         | 0          | 0          | 0          | 0            | 0          | 51           | 45           | 13.3        |
| Clarence-Rockland City                       | 46         | 46         | 0         | 0          | 0          | 0          | 0            | 1          | 46           | 47           | -2.1        |
| Russell Township                             | 32         | 9          | 0         | 2          | 0          | 0          | 14           | 0          | 46           | 11           | **          |
| <b>Ottawa-Gatineau CMA (Ontario Portion)</b> | <b>831</b> | <b>622</b> | <b>76</b> | <b>116</b> | <b>368</b> | <b>411</b> | <b>290</b>   | <b>126</b> | <b>1,565</b> | <b>1,275</b> | <b>22.7</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**  
**April 2008**

| Submarket                                    | Row                      |            |            |            | Apt. & Other             |            |            |            |
|----------------------------------------------|--------------------------|------------|------------|------------|--------------------------|------------|------------|------------|
|                                              | Freehold and Condominium |            | Rental     |            | Freehold and Condominium |            | Rental     |            |
|                                              | April 2008               | April 2007 | April 2008 | April 2007 | April 2008               | April 2007 | April 2008 | April 2007 |
| Ottawa City                                  | 124                      | 93         | 5          | 0          | 24                       | 49         | 0          | 0          |
| Ottawa, Vanier, Rockcliffe                   | 5                        | 4          | 0          | 0          | 0                        | 1          | 0          | 0          |
| Nepean inside greenbelt                      | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Nepean outside greenbelt                     | 21                       | 11         | 0          | 0          | 12                       | 24         | 0          | 0          |
| Gloucester inside greenbelt                  | 5                        | 0          | 5          | 0          | 0                        | 0          | 0          | 0          |
| Gloucester outside greenbelt                 | 11                       | 4          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Kanata                                       | 27                       | 24         | 0          | 0          | 0                        | 0          | 0          | 0          |
| Cumberland                                   | 45                       | 39         | 0          | 0          | 0                        | 24         | 0          | 0          |
| Goulbourn                                    | 10                       | 11         | 0          | 0          | 12                       | 0          | 0          | 0          |
| West Carleton                                | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Rideau                                       | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Osgoode                                      | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Clarence-Rockland City                       | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Russell Township                             | 0                        | 0          | 0          | 0          | 14                       | 0          | 0          | 0          |
| <b>Ottawa-Gatineau CMA (Ontario Portion)</b> | <b>124</b>               | <b>93</b>  | <b>5</b>   | <b>0</b>   | <b>38</b>                | <b>49</b>  | <b>0</b>   | <b>0</b>   |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - April 2008**

| Submarket                                    | Row                      |            |          |          | Apt. & Other             |            |           |          |
|----------------------------------------------|--------------------------|------------|----------|----------|--------------------------|------------|-----------|----------|
|                                              | Freehold and Condominium |            | Rental   |          | Freehold and Condominium |            | Rental    |          |
|                                              | YTD 2008                 | YTD 2007   | YTD 2008 | YTD 2007 | YTD 2008                 | YTD 2007   | YTD 2008  | YTD 2007 |
| Ottawa City                                  | 363                      | 405        | 5        | 6        | 246                      | 125        | 30        | 0        |
| Ottawa, Vanier, Rockcliffe                   | 9                        | 26         | 0        | 6        | 178                      | 1          | 30        | 0        |
| Nepean inside greenbelt                      | 29                       | 0          | 0        | 0        | 8                        | 0          | 0         | 0        |
| Nepean outside greenbelt                     | 49                       | 112        | 0        | 0        | 36                       | 84         | 0         | 0        |
| Gloucester inside greenbelt                  | 22                       | 10         | 5        | 0        | 0                        | 0          | 0         | 0        |
| Gloucester outside greenbelt                 | 24                       | 21         | 0        | 0        | 0                        | 0          | 0         | 0        |
| Kanata                                       | 74                       | 120        | 0        | 0        | 0                        | 0          | 0         | 0        |
| Cumberland                                   | 102                      | 95         | 0        | 0        | 0                        | 40         | 0         | 0        |
| Goulbourn                                    | 54                       | 21         | 0        | 0        | 24                       | 0          | 0         | 0        |
| West Carleton                                | 0                        | 0          | 0        | 0        | 0                        | 0          | 0         | 0        |
| Rideau                                       | 0                        | 0          | 0        | 0        | 0                        | 0          | 0         | 0        |
| Osgoode                                      | 0                        | 0          | 0        | 0        | 0                        | 0          | 0         | 0        |
| Clarence-Rockland City                       | 0                        | 0          | 0        | 0        | 0                        | 1          | 0         | 0        |
| Russell Township                             | 0                        | 0          | 0        | 0        | 14                       | 0          | 0         | 0        |
| <b>Ottawa-Gatineau CMA (Ontario Portion)</b> | <b>363</b>               | <b>405</b> | <b>5</b> | <b>6</b> | <b>260</b>               | <b>126</b> | <b>30</b> | <b>0</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**April 2008**

| Submarket                                        | Freehold   |            | Condominium |            | Rental     |            | Total*     |            |
|--------------------------------------------------|------------|------------|-------------|------------|------------|------------|------------|------------|
|                                                  | April 2008 | April 2007 | April 2008  | April 2007 | April 2008 | April 2007 | April 2008 | April 2007 |
| Ottawa City                                      | 345        | 246        | 24          | 70         | 5          | 0          | 374        | 316        |
| Ottawa, Vanier, Rockcliffe                       | 16         | 17         | 0           | 0          | 0          | 0          | 16         | 17         |
| Nepean inside greenbelt                          | 3          | 2          | 0           | 0          | 0          | 0          | 3          | 2          |
| Nepean outside greenbelt                         | 47         | 34         | 12          | 24         | 0          | 0          | 59         | 58         |
| Gloucester inside greenbelt                      | 16         | 6          | 0           | 0          | 5          | 0          | 21         | 6          |
| Gloucester outside greenbelt                     | 43         | 47         | 0           | 0          | 0          | 0          | 43         | 47         |
| Kanata                                           | 52         | 30         | 0           | 6          | 0          | 0          | 52         | 36         |
| Cumberland                                       | 103        | 54         | 0           | 40         | 0          | 0          | 103        | 94         |
| Goulbourn                                        | 41         | 34         | 12          | 0          | 0          | 0          | 53         | 34         |
| West Carleton                                    | 6          | 8          | 0           | 0          | 0          | 0          | 6          | 8          |
| Rideau                                           | 7          | 2          | 0           | 0          | 0          | 0          | 7          | 2          |
| Osgoode                                          | 11         | 12         | 0           | 0          | 0          | 0          | 11         | 12         |
| Clarence-Rockland City                           | 5          | 17         | 0           | 0          | 0          | 0          | 5          | 17         |
| Russell Township                                 | 10         | 2          | 14          | 0          | 0          | 2          | 24         | 4          |
| <b>Ottawa-Gatineau CMA<br/>(Ontario Portion)</b> | <b>360</b> | <b>265</b> | <b>38</b>   | <b>70</b>  | <b>5</b>   | <b>2</b>   | <b>403</b> | <b>337</b> |

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - April 2008**

| Submarket                                        | Freehold     |              | Condominium |            | Rental    |          | Total*       |              |
|--------------------------------------------------|--------------|--------------|-------------|------------|-----------|----------|--------------|--------------|
|                                                  | YTD 2008     | YTD 2007     | YTD 2008    | YTD 2007   | YTD 2008  | YTD 2007 | YTD 2008     | YTD 2007     |
| Ottawa City                                      | 1,175        | 1,061        | 261         | 150        | 37        | 6        | 1,473        | 1,217        |
| Ottawa, Vanier, Rockcliffe                       | 53           | 87           | 178         | 0          | 32        | 6        | 263          | 93           |
| Nepean inside greenbelt                          | 27           | 18           | 20          | 0          | 0         | 0        | 47           | 18           |
| Nepean outside greenbelt                         | 223          | 269          | 39          | 84         | 0         | 0        | 262          | 353          |
| Gloucester inside greenbelt                      | 48           | 25           | 0           | 0          | 5         | 0        | 53           | 25           |
| Gloucester outside greenbelt                     | 108          | 119          | 0           | 0          | 0         | 0        | 108          | 119          |
| Kanata                                           | 178          | 182          | 0           | 10         | 0         | 0        | 178          | 192          |
| Cumberland                                       | 234          | 174          | 0           | 56         | 0         | 0        | 234          | 230          |
| Goulbourn                                        | 209          | 105          | 24          | 0          | 0         | 0        | 233          | 105          |
| West Carleton                                    | 29           | 29           | 0           | 0          | 0         | 0        | 29           | 29           |
| Rideau                                           | 15           | 8            | 0           | 0          | 0         | 0        | 15           | 8            |
| Osgoode                                          | 51           | 45           | 0           | 0          | 0         | 0        | 51           | 45           |
| Clarence-Rockland City                           | 46           | 47           | 0           | 0          | 0         | 0        | 46           | 47           |
| Russell Township                                 | 32           | 9            | 14          | 0          | 0         | 2        | 46           | 11           |
| <b>Ottawa-Gatineau CMA<br/>(Ontario Portion)</b> | <b>1,253</b> | <b>1,117</b> | <b>275</b>  | <b>150</b> | <b>37</b> | <b>8</b> | <b>1,565</b> | <b>1,275</b> |

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range

| April 2008                   |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
|------------------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| Submarket                    | Price Ranges |           |                       |           |                       |           |                       |           |             |           | Total | Median Price (\$) | Average Price (\$) |
|                              | < \$250,000  |           | \$250,000 - \$299,999 |           | \$300,000 - \$399,999 |           | \$400,000 - \$499,999 |           | \$500,000 + |           |       |                   |                    |
|                              | Units        | Share (%) | Units                 | Share (%) | Units                 | Share (%) | Units                 | Share (%) | Units       | Share (%) |       |                   |                    |
| Ottawa City                  |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2008                   | 1            | 0.5       | 29                    | 13.6      | 111                   | 51.9      | 49                    | 22.9      | 24          | 11.2      | 214   | 365,450           | 417,634            |
| April 2007                   | 3            | 2.2       | 13                    | 9.5       | 60                    | 43.8      | 41                    | 29.9      | 20          | 14.6      | 137   | 389,600           | 408,008            |
| Year-to-date 2008            | 4            | 0.5       | 138                   | 17.8      | 351                   | 45.3      | 174                   | 22.5      | 107         | 13.8      | 774   | 364,900           | 407,389            |
| Year-to-date 2007            | 14           | 2.4       | 43                    | 7.4       | 281                   | 48.6      | 166                   | 28.7      | 74          | 12.8      | 578   | 379,550           | 415,820            |
| Ottawa, Vanier, Rockcliffe   |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2008                   | 0            | 0.0       | 0                     | 0.0       | 1                     | 9.1       | 2                     | 18.2      | 8           | 72.7      | 11    | 675,000           | 1,084,118          |
| April 2007                   | 0            | 0.0       | 1                     | 11.1      | 0                     | 0.0       | 2                     | 22.2      | 6           | 66.7      | 9     | --                | --                 |
| Year-to-date 2008            | 0            | 0.0       | 1                     | 3.1       | 2                     | 6.3       | 6                     | 18.8      | 23          | 71.9      | 32    | 672,450           | 799,997            |
| Year-to-date 2007            | 1            | 2.4       | 2                     | 4.8       | 6                     | 14.3      | 13                    | 31.0      | 20          | 47.6      | 42    | 486,500           | 544,129            |
| Nepean inside greenbelt      |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2008                   | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1                     | 100.0     | 0           | 0.0       | 1     | --                | --                 |
| April 2007                   | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| Year-to-date 2008            | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 2                     | 50.0      | 2           | 50.0      | 4     | --                | --                 |
| Year-to-date 2007            | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 2                     | 100.0     | 0           | 0.0       | 2     | --                | --                 |
| Nepean outside greenbelt     |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2008                   | 0            | 0.0       | 4                     | 14.8      | 12                    | 44.4      | 9                     | 33.3      | 2           | 7.4       | 27    | 378,900           | 384,222            |
| April 2007                   | 0            | 0.0       | 2                     | 9.5       | 9                     | 42.9      | 8                     | 38.1      | 2           | 9.5       | 21    | 398,900           | 392,995            |
| Year-to-date 2008            | 0            | 0.0       | 22                    | 12.4      | 88                    | 49.7      | 51                    | 28.8      | 16          | 9.0       | 177   | 374,900           | 402,448            |
| Year-to-date 2007            | 0            | 0.0       | 16                    | 10.3      | 78                    | 50.3      | 48                    | 31.0      | 13          | 8.4       | 155   | 376,900           | 391,441            |
| Gloucester inside greenbelt  |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2008                   | 0            | 0.0       | 1                     | 11.1      | 8                     | 88.9      | 0                     | 0.0       | 0           | 0.0       | 9     | --                | --                 |
| April 2007                   | 0            | 0.0       | 0                     | 0.0       | 5                     | 83.3      | 1                     | 16.7      | 0           | 0.0       | 6     | --                | --                 |
| Year-to-date 2008            | 0            | 0.0       | 1                     | 4.3       | 15                    | 65.2      | 6                     | 26.1      | 1           | 4.3       | 23    | 372,500           | 395,339            |
| Year-to-date 2007            | 0            | 0.0       | 0                     | 0.0       | 6                     | 46.2      | 3                     | 23.1      | 4           | 30.8      | 13    | 419,600           | 498,969            |
| Gloucester outside greenbelt |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2008                   | 0            | 0.0       | 1                     | 3.0       | 14                    | 42.4      | 16                    | 48.5      | 2           | 6.1       | 33    | 414,900           | 414,958            |
| April 2007                   | 0            | 0.0       | 1                     | 4.3       | 13                    | 56.5      | 8                     | 34.8      | 1           | 4.3       | 23    | 393,900           | 387,326            |
| Year-to-date 2008            | 0            | 0.0       | 2                     | 2.7       | 35                    | 47.9      | 33                    | 45.2      | 3           | 4.1       | 73    | 397,900           | 407,141            |
| Year-to-date 2007            | 1            | 1.7       | 3                     | 5.1       | 29                    | 49.2      | 23                    | 39.0      | 3           | 5.1       | 59    | 391,900           | 398,066            |
| Kanata                       |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2008                   | 0            | 0.0       | 2                     | 9.5       | 12                    | 57.1      | 6                     | 28.6      | 1           | 4.8       | 21    | 369,400           | 371,995            |
| April 2007                   | 0            | 0.0       | 1                     | 12.5      | 2                     | 25.0      | 4                     | 50.0      | 1           | 12.5      | 8     | --                | --                 |
| Year-to-date 2008            | 0            | 0.0       | 22                    | 23.4      | 43                    | 45.7      | 20                    | 21.3      | 9           | 9.6       | 94    | 333,900           | 376,315            |
| Year-to-date 2007            | 0            | 0.0       | 2                     | 3.4       | 40                    | 67.8      | 13                    | 22.0      | 4           | 6.8       | 59    | 347,900           | 397,941            |
| Cumberland                   |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2008                   | 1            | 1.7       | 14                    | 23.7      | 37                    | 62.7      | 7                     | 11.9      | 0           | 0.0       | 59    | 326,400           | 334,808            |
| April 2007                   | 2            | 6.3       | 5                     | 15.6      | 17                    | 53.1      | 5                     | 15.6      | 3           | 9.4       | 32    | 348,450           | 363,169            |
| Year-to-date 2008            | 2            | 1.6       | 30                    | 23.4      | 79                    | 61.7      | 17                    | 13.3      | 0           | 0.0       | 128   | 326,950           | 336,335            |
| Year-to-date 2007            | 8            | 7.9       | 13                    | 12.9      | 63                    | 62.4      | 13                    | 12.9      | 4           | 4.0       | 101   | 335,900           | 344,510            |
| Goulbourn                    |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2008                   | 0            | 0.0       | 6                     | 19.4      | 17                    | 54.8      | 6                     | 19.4      | 2           | 6.5       | 31    | 352,900           | 367,416            |
| April 2007                   | 0            | 0.0       | 0                     | 0.0       | 8                     | 53.3      | 5                     | 33.3      | 2           | 13.3      | 15    | 388,000           | 418,333            |
| Year-to-date 2008            | 0            | 0.0       | 56                    | 38.6      | 58                    | 40.0      | 19                    | 13.1      | 12          | 8.3       | 145   | 314,990           | 356,002            |
| Year-to-date 2007            | 0            | 0.0       | 4                     | 5.7       | 40                    | 57.1      | 18                    | 25.7      | 8           | 11.4      | 70    | 364,400           | 396,937            |

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**April 2008**

| Submarket                             | Price Ranges |           |                       |           |                       |           |                       |           |             |           | Total | Median Price (\$) | Average Price (\$) |
|---------------------------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
|                                       | < \$250,000  |           | \$250,000 - \$299,999 |           | \$300,000 - \$399,999 |           | \$400,000 - \$499,999 |           | \$500,000 + |           |       |                   |                    |
|                                       | Units        | Share (%) | Units                 | Share (%) | Units                 | Share (%) | Units                 | Share (%) | Units       | Share (%) |       |                   |                    |
| West Carleton                         |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2008                            | 0            | 0.0       | 1                     | 16.7      | 2                     | 33.3      | 2                     | 33.3      | 1           | 16.7      | 6     | --                | --                 |
| April 2007                            | 0            | 0.0       | 1                     | 11.1      | 3                     | 33.3      | 3                     | 33.3      | 2           | 22.2      | 9     | --                | --                 |
| Year-to-date 2008                     | 1            | 3.6       | 2                     | 7.1       | 9                     | 32.1      | 5                     | 17.9      | 11          | 39.3      | 28    | 435,000           | 461,439            |
| Year-to-date 2007                     | 0            | 0.0       | 1                     | 3.6       | 5                     | 17.9      | 15                    | 53.6      | 7           | 25.0      | 28    | 459,400           | 489,639            |
| Rideau                                |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2008                            | 0            | 0.0       | 0                     | 0.0       | 4                     | 50.0      | 0                     | 0.0       | 4           | 50.0      | 8     | --                | --                 |
| April 2007                            | 0            | 0.0       | 1                     | 50.0      | 0                     | 0.0       | 0                     | 0.0       | 1           | 50.0      | 2     | --                | --                 |
| Year-to-date 2008                     | 0            | 0.0       | 0                     | 0.0       | 8                     | 50.0      | 3                     | 18.8      | 5           | 31.3      | 16    | 390,000           | 491,844            |
| Year-to-date 2007                     | 0            | 0.0       | 1                     | 11.1      | 4                     | 44.4      | 1                     | 11.1      | 3           | 33.3      | 9     | --                | --                 |
| Osgoode                               |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2008                            | 0            | 0.0       | 0                     | 0.0       | 4                     | 50.0      | 0                     | 0.0       | 4           | 50.0      | 8     | --                | --                 |
| April 2007                            | 1            | 8.3       | 1                     | 8.3       | 3                     | 25.0      | 5                     | 41.7      | 2           | 16.7      | 12    | 425,000           | 436,450            |
| Year-to-date 2008                     | 1            | 1.9       | 2                     | 3.7       | 14                    | 25.9      | 12                    | 22.2      | 25          | 46.3      | 54    | 461,950           | 494,583            |
| Year-to-date 2007                     | 4            | 10.0      | 1                     | 2.5       | 10                    | 25.0      | 17                    | 42.5      | 8           | 20.0      | 40    | 425,000           | 542,560            |
| Clarence-Rockland City                |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2008                            | 1            | 20.0      | 1                     | 20.0      | 3                     | 60.0      | 0                     | 0.0       | 0           | 0.0       | 5     | --                | --                 |
| April 2007                            | 6            | 54.5      | 4                     | 36.4      | 1                     | 9.1       | 0                     | 0.0       | 0           | 0.0       | 11    | 249,600           | 262,718            |
| Year-to-date 2008                     | 10           | 21.7      | 21                    | 45.7      | 15                    | 32.6      | 0                     | 0.0       | 0           | 0.0       | 46    | 271,450           | 284,341            |
| Year-to-date 2007                     | 15           | 37.5      | 20                    | 50.0      | 4                     | 10.0      | 1                     | 2.5       | 0           | 0.0       | 40    | 259,600           | 263,488            |
| Russell Township                      |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2008                            | 1            | 8.3       | 5                     | 41.7      | 6                     | 50.0      | 0                     | 0.0       | 0           | 0.0       | 12    | 307,750           | 308,925            |
| April 2007                            | 0            | 0.0       | 3                     | 60.0      | 2                     | 40.0      | 0                     | 0.0       | 0           | 0.0       | 5     | --                | --                 |
| Year-to-date 2008                     | 4            | 13.3      | 10                    | 33.3      | 14                    | 46.7      | 1                     | 3.3       | 1           | 3.3       | 30    | 310,200           | 319,560            |
| Year-to-date 2007                     | 0            | 0.0       | 7                     | 46.7      | 6                     | 40.0      | 2                     | 13.3      | 0           | 0.0       | 15    | 310,200           | 316,067            |
| Ottawa-Gatineau CMA (Ontario portion) |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2008                            | 3            | 1.3       | 35                    | 15.2      | 120                   | 51.9      | 49                    | 21.2      | 24          | 10.4      | 231   | 359,900           | 409,587            |
| April 2007                            | 9            | 5.9       | 20                    | 13.1      | 63                    | 41.2      | 41                    | 26.8      | 20          | 13.1      | 153   | 381,900           | 393,846            |
| Year-to-date 2008                     | 18           | 2.1       | 169                   | 19.9      | 380                   | 44.7      | 175                   | 20.6      | 108         | 12.7      | 850   | 352,900           | 397,630            |
| Year-to-date 2007                     | 29           | 4.6       | 70                    | 11.1      | 291                   | 46.0      | 169                   | 26.7      | 74          | 11.7      | 633   | 368,900           | 403,830            |

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units**  
**April 2008**

| Submarket                                        | April 2008     | April 2007     | % Change   | YTD 2008       | YTD 2007       | % Change    |
|--------------------------------------------------|----------------|----------------|------------|----------------|----------------|-------------|
| Ottawa City                                      | 417,634        | 408,008        | 2.4        | 407,389        | 415,820        | -2.0        |
| Ottawa, Vanier, Rockcliffe                       | 1,084,118      | --             | n/a        | 799,997        | 544,129        | 47.0        |
| Nepean inside greenbelt                          | --             | --             | n/a        | --             | --             | n/a         |
| Nepean outside greenbelt                         | 384,222        | 392,995        | -2.2       | 402,448        | 391,441        | 2.8         |
| Gloucester inside greenbelt                      | --             | --             | n/a        | 395,339        | 498,969        | -20.8       |
| Gloucester outside greenbelt                     | 414,958        | 387,326        | 7.1        | 407,141        | 398,066        | 2.3         |
| Kanata                                           | 371,995        | --             | n/a        | 376,315        | 397,941        | -5.4        |
| Cumberland                                       | 334,808        | 363,169        | -7.8       | 336,335        | 344,510        | -2.4        |
| Goulbourn                                        | 367,416        | 418,333        | -12.2      | 356,002        | 396,937        | -10.3       |
| West Carleton                                    | --             | --             | n/a        | 461,439        | 489,639        | -5.8        |
| Rideau                                           | --             | --             | n/a        | 491,844        | --             | n/a         |
| Osgoode                                          | --             | 436,450        | n/a        | 494,583        | 542,560        | -8.8        |
| Clarence-Rockland City                           | --             | 262,718        | n/a        | 284,341        | 263,488        | 7.9         |
| Russell Township                                 | 308,925        | --             | n/a        | 319,560        | 316,067        | 1.1         |
| <b>Ottawa-Gatineau CMA<br/>(Ontario Portion)</b> | <b>409,587</b> | <b>393,846</b> | <b>4.0</b> | <b>397,630</b> | <b>403,830</b> | <b>-1.5</b> |

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)**  
**April 2008**

|      |           | Number of<br>Sales <sup>1</sup> | Yr/Yr <sup>2</sup> (%) | Sales SA <sup>1</sup> | Number of<br>New<br>Listings <sup>1</sup> | New<br>Listings SA <sup>1</sup> | Sales-to-<br>New<br>Listings SA <sup>2</sup> | Average<br>Price <sup>1</sup> (\$) | Yr/Yr <sup>2</sup> (%) | Average<br>Price <sup>1</sup> (\$)<br>SA |
|------|-----------|---------------------------------|------------------------|-----------------------|-------------------------------------------|---------------------------------|----------------------------------------------|------------------------------------|------------------------|------------------------------------------|
| 2007 | January   | 773                             | 17.3                   | 1,260                 | 1,812                                     | 1,963                           | 64.2                                         | 260,898                            | 6.1                    | 263,818                                  |
|      | February  | 1,046                           | 4.4                    | 1,235                 | 1,880                                     | 1,948                           | 63.4                                         | 264,928                            | 5.7                    | 268,546                                  |
|      | March     | 1,318                           | -1.4                   | 1,220                 | 2,407                                     | 1,960                           | 62.2                                         | 274,585                            | 7.4                    | 272,496                                  |
|      | April     | 1,569                           | 6.8                    | 1,241                 | 2,390                                     | 1,877                           | 66.1                                         | 277,335                            | 5.4                    | 271,337                                  |
|      | May       | 1,867                           | 10.9                   | 1,295                 | 2,571                                     | 1,904                           | 68.0                                         | 276,379                            | 6.2                    | 268,305                                  |
|      | June      | 1,666                           | 2.6                    | 1,266                 | 2,197                                     | 1,907                           | 66.4                                         | 279,361                            | 7.3                    | 274,135                                  |
|      | July      | 1,467                           | 17.0                   | 1,292                 | 2,003                                     | 1,923                           | 67.2                                         | 269,793                            | 6.0                    | 270,073                                  |
|      | August    | 1,331                           | 5.6                    | 1,239                 | 1,880                                     | 1,901                           | 65.2                                         | 267,765                            | 2.0                    | 270,459                                  |
|      | September | 1,128                           | 2.5                    | 1,251                 | 1,798                                     | 1,866                           | 67.0                                         | 273,805                            | 7.1                    | 275,477                                  |
|      | October   | 1,074                           | 4.5                    | 1,204                 | 1,666                                     | 1,863                           | 64.6                                         | 275,184                            | 6.1                    | 277,039                                  |
|      | November  | 903                             | 1.3                    | 1,149                 | 1,291                                     | 1,835                           | 62.6                                         | 271,867                            | 4.5                    | 277,490                                  |
|      | December  | 597                             | -14.0                  | 1,087                 | 582                                       | 1,530                           | 71.0                                         | 276,839                            | 11.1                   | 290,525                                  |
| 2008 | January   | 664                             | -14.1                  | 1,126                 | 1,628                                     | 1,821                           | 61.8                                         | 285,736                            | 9.5                    | 281,913                                  |
|      | February  | 1,001                           | -4.3                   | 1,129                 | 1,842                                     | 1,814                           | 62.2                                         | 283,199                            | 6.9                    | 287,716                                  |
|      | March     | 1,099                           | -16.6                  | 1,132                 | 1,969                                     | 1,838                           | 61.6                                         | 288,152                            | 4.9                    | 286,462                                  |
|      | April     | 1,580                           | 0.7                    | 1,139                 | 2,776                                     | 1,921                           | 59.3                                         | 295,909                            | 6.7                    | 286,090                                  |
|      | May       |                                 |                        |                       |                                           |                                 |                                              |                                    |                        |                                          |
|      | June      |                                 |                        |                       |                                           |                                 |                                              |                                    |                        |                                          |
|      | July      |                                 |                        |                       |                                           |                                 |                                              |                                    |                        |                                          |
|      | August    |                                 |                        |                       |                                           |                                 |                                              |                                    |                        |                                          |
|      | September |                                 |                        |                       |                                           |                                 |                                              |                                    |                        |                                          |
|      | October   |                                 |                        |                       |                                           |                                 |                                              |                                    |                        |                                          |
|      | November  |                                 |                        |                       |                                           |                                 |                                              |                                    |                        |                                          |
|      | December  |                                 |                        |                       |                                           |                                 |                                              |                                    |                        |                                          |
|      | Q1 2007   | 3,137                           | 4.6                    |                       | 6,099                                     |                                 |                                              | 267,992                            | 6.4                    |                                          |
|      | Q1 2008   | 2,764                           | -11.9                  |                       | 5,439                                     |                                 |                                              | 285,778                            | 6.6                    |                                          |
|      | YTD 2007  | 4,706                           | 5.4                    |                       | 8,489                                     |                                 |                                              | 271,107                            | 6.1                    |                                          |
|      | YTD 2008  | 4,344                           | -7.7                   |                       | 8,215                                     |                                 |                                              | 289,463                            | 6.8                    |                                          |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

<sup>1</sup>Source: CREA

Table 6: Economic Indicators

April 2008

|      |           | Interest Rates            |                       |               | NHPI,<br>Total,<br>Ottawa-<br>Gatineau<br>CMA<br>1997=100 | CPI, 2002<br>=100<br>(Ottawa-<br>Gatineau<br>CMA<br>(Ontario<br>Portion)) | Ottawa-Gatineau CMA (Ontario Portion) Labour<br>Market |                             |                              |                                    |
|------|-----------|---------------------------|-----------------------|---------------|-----------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------|-----------------------------|------------------------------|------------------------------------|
|      |           | P & I<br>Per<br>\$100,000 | Mortgage Rates<br>(%) |               |                                                           |                                                                           | Employment<br>SA (,000)                                | Unemployment<br>Rate (%) SA | Participation<br>Rate (%) SA | Average<br>Weekly<br>Earnings (\$) |
|      |           |                           | 1 Yr.<br>Term         | 5 Yr.<br>Term |                                                           |                                                                           |                                                        |                             |                              |                                    |
| 2007 | January   | 679                       | 6.50                  | 6.65          | 161.0                                                     | 108.5                                                                     | 466                                                    | 5.7                         | 69.6                         | 860                                |
|      | February  | 679                       | 6.50                  | 6.65          | 161.0                                                     | 109.6                                                                     | 469                                                    | 5.3                         | 69.8                         | 859                                |
|      | March     | 669                       | 6.40                  | 6.49          | 161.3                                                     | 110.7                                                                     | 473                                                    | 5.2                         | 70.3                         | 867                                |
|      | April     | 678                       | 6.60                  | 6.64          | 161.3                                                     | 111.1                                                                     | 479                                                    | 5.3                         | 71.2                         | 870                                |
|      | May       | 709                       | 6.85                  | 7.14          | 161.5                                                     | 111.5                                                                     | 480                                                    | 5.4                         | 71.5                         | 878                                |
|      | June      | 715                       | 7.05                  | 7.24          | 161.6                                                     | 111.1                                                                     | 483                                                    | 5.6                         | 72.1                         | 886                                |
|      | July      | 715                       | 7.05                  | 7.24          | 161.7                                                     | 111.1                                                                     | 489                                                    | 5.3                         | 72.7                         | 888                                |
|      | August    | 715                       | 7.05                  | 7.24          | 162.0                                                     | 110.9                                                                     | 494                                                    | 5.2                         | 73.3                         | 904                                |
|      | September | 712                       | 7.05                  | 7.19          | 162.3                                                     | 110.9                                                                     | 498                                                    | 5.0                         | 73.7                         | 918                                |
|      | October   | 728                       | 7.25                  | 7.44          | 162.3                                                     | 110.7                                                                     | 499                                                    | 4.8                         | 73.6                         | 934                                |
|      | November  | 725                       | 7.20                  | 7.39          | 162.3                                                     | 110.9                                                                     | 501                                                    | 4.6                         | 73.6                         | 931                                |
|      | December  | 734                       | 7.35                  | 7.54          | 162.3                                                     | 110.8                                                                     | 498                                                    | 4.5                         | 73.1                         | 931                                |
| 2008 | January   | 725                       | 7.35                  | 7.39          | 164.2                                                     | 110.4                                                                     | 497                                                    | 4.4                         | 72.8                         | 933                                |
|      | February  | 718                       | 7.25                  | 7.29          | 166.3                                                     | 111.0                                                                     | 494                                                    | 4.6                         | 72.5                         | 930                                |
|      | March     | 712                       | 7.15                  | 7.19          | 166.3                                                     | 111.3                                                                     | 493                                                    | 4.6                         | 72.3                         | 924                                |
|      | April     | 700                       | 6.95                  | 6.99          |                                                           | 112.1                                                                     | 491                                                    | 4.9                         | 72.1                         | 927                                |
|      | May       |                           |                       |               |                                                           |                                                                           |                                                        |                             |                              |                                    |
|      | June      |                           |                       |               |                                                           |                                                                           |                                                        |                             |                              |                                    |
|      | July      |                           |                       |               |                                                           |                                                                           |                                                        |                             |                              |                                    |
|      | August    |                           |                       |               |                                                           |                                                                           |                                                        |                             |                              |                                    |
|      | September |                           |                       |               |                                                           |                                                                           |                                                        |                             |                              |                                    |
|      | October   |                           |                       |               |                                                           |                                                                           |                                                        |                             |                              |                                    |
|      | November  |                           |                       |               |                                                           |                                                                           |                                                        |                             |                              |                                    |
|      | December  |                           |                       |               |                                                           |                                                                           |                                                        |                             |                              |                                    |

\*P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

\*NHPI means New Housing Price Index

\*CPI means Consumer Price Index

\*SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## METHODOLOGY

### Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

## CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

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